

Appendix D

Florida Keys Carrying Capacity, Rate of Growth Ordinance, and Monroe County Comprehensive Plan: Brief Summaries

Brief summaries of portions of Florida Keys Carrying Capacity, Rate of Growth Ordinance, and Monroe County Comprehensive Plan: Brief Summaries relevant to cumulative and secondary impacts of FKWQIP

Document	Summary Points
<p align="center">Florida Keys Carrying Capacity</p>	<p>The key component of this study is a carrying capacity analysis model (CCAM) that provides a technical tool for state and local jurisdictions to “determine the ability of the Florida Keys ecosystem, and the various segments thereof, to withstand all impacts of additional land development activities.” Several modules: Socioeconomic, Fiscal, Human Infrastructure, Integrated Water, Marine, and Terrestrial, are designed to work together to evaluate the impact of further development in the Florida Keys. The task was perhaps too ambitious an undertaking for the data and level of knowledge that currently exist for Florida Keys ecosystems. In its present stage of development, the CCAM is not ready to “determine the ability of the Florida Keys ecosystem . . . to withstand all impacts of additional land development activities” as mandated by Florida Administration Commission Rule 28.20-100. Improvement in several key aspects is required if it is to be a useful impact assessment tool. Endeavors such as the CCAM tend to obscure significant scientific uncertainty and project an unrealistic understanding of complicated environmental issues. What is needed are expert opinion, common sense, and stakeholder consensus. The CCAM has important information to bring to the table, particularly where its modules have been based upon good and reliable scientific data. In the end, however, the decision to be made will be social not scientific. Once management has been implemented, science can make further progress toward understanding the natural system through modeling endeavors such as this one.</p>
<p align="center">Rate of Growth Ordinance</p>	<p>The Monroe County rate of growth ordinance (“ROGO”) sets a limitation on the number of permits the County will issue in a given time period for residential dwellings. The ordinance divides the county into three regions, upper, middle and lower, and allows a certain number of residential building permits to be issued for each region during a specified period of time, i.e., either quarterly or annually.</p>
<p align="center">Monroe County Comprehensive Plan</p>	<p>Monroe County will accommodate anticipated growth between the late 1990s and the year 2020 in an environmentally and fiscally responsible fashion: Over 70,000 new residents and over 30,000 dwelling units. A minimum of 17,000-25,000 new jobs (more if concerted promotional efforts succeed). • Growth will reinforce the existing pattern of centers and corridors that are both shaped and penetrated by open space. • Actions undertaken by the municipalities will avert residential sprawl and contain expansion of strip commercial development. • Incentives created by the County and direct County action will help municipalities and the private sector implement the Plan. Task forces reviewed two alternatives for guiding density and distribution of future growth. Alternative I represented continuation of present approval practices in residential lot sizes, and in location and site treatment of commercial development and demonstrated that the county can, physically, accommodate projected new residential and commercial growth to the year 2020. However, this will be counter to the Goals and Policies of Monroe 2020. Alternative II identified, both for the municipalities and the County, viable options to present practices that do support Monroe 2020’s goals of containing sprawl, maintaining large areas of open space, protecting the County’s unique environment, and moderating the need for public services that are not self-supporting through user fees/tax revenues. The Comprehensive Plan advocates Alternative II. Achieving it will be more difficult than carrying on business as usual. It will require changes in regulatory instruments and far more coordination of infrastructure. It much more closely to the task forces’ vision for Monroe County in 2020.</p>

Appendix E
Rediness to Proceed Criteria

Revised Readiness to Proceed Criteria for the Florida Keys Water Quality Improvements Program

2/23/03

This document was developed by the Program Delivery Team (PDT) for the Florida Keys Water Quality Improvements Program.

To qualify for federal funding, the following conditions must be met: All planning (including the selection of sites, wastewater/stormwater systems to be implemented, reclaimed water evaluation, and financial planning must be complete; sites must be established as available for the intended purposes, public participation must be documented; and a (design/build/operate), (design/build) or a construction contract bid or proposal would have to be received and either executed or authorized for execution by the project sponsor's governing body within six (6) months of availability of federal funds.

1.0 SITES.

- a) **Sites Identified.** Legal descriptions of the properties, including boundary surveys, shall be complete for all required project sites. When all work will be in existing easements or rights of way or on property otherwise owned by the project sponsor, only the identification of the sites (s) will be necessary.
- b) **Sites Determined to be Environmentally and Technically Suitable.** Environmental Assessments underway. Initial geo-technical evaluations of sites, as necessary to assure feasibility of construction shall be completed. When all work will be in existing easements or rights of way or on property otherwise owned by the project sponsor and properly zoned, the foregoing determination will be unnecessary.
- c) **Site Availability.** Sufficient interest must be held, by the local government, in the sites to enable uninterrupted construction. Sufficient interest means ownership, easement, right-of-way, formal agreement enabling construction, contract for purchase, formal option for purchase/lease with willing seller, or initiation of condemnation process.
- d) **Site Zoning.** Sites shall have the appropriate legal zoning designations(s).

2.0 ENGINEERING FOR WASTEWATER MANAGEMENT PROJECTS.

- a) **Treatment Capacity.** Identification of treatment plant capacity, and treatment level.
- b) **Transmission System Technology.** Identification of collection and transmission system technology and preliminary layout.

- c) **Physical Plant Layout.** Physical overlay of treatment plant process units and disposal facilities on plant site location survey.

3.0 ENGINEERING FOR STORMWATER MANAGEMENT PROJECTS.

- a) **Treatment and Disposal Facilities.** Identification of treatment and disposal facilities or methods.
- b) **Conveyance and Storage Facilities.** Identification of conveyance and storage capacities.

4.0 PLANNING DOCUMENTATION.

- a) **Planning Documents.** All wastewater/stormwater planning must be complete and the recommendations, including those for reuse of reclaimed water, contained in the planning documents must be adopted by the local government. The recommendations are to be reflected in the procurement or contract documents.
- b) **Financial Plan.** The financial plan identifying the method of collecting rates, fees, and charges associated with providing wastewater/stormwater management services. Information on customer base, location and level of services shall be reflected in the procurement of contract documents for wastewater management services. The plan shall address all capital costs (including financing) operation and maintenance costs.
 - b.1) The financial plan shall identify the amount(s) and source(s) of the non-federal share (State Revolving Loan Program, commercial lending, bonds, dedicated local revenues, etc.) of the project costs.
 - b.2) The financial plan shall identify the nature and amount of all estimated costs, both for the project sponsor's wastewater/stormwater management system and for additional work, if any, associated with the system for which individual property owners will be directly responsible.
 - b.3) A commitment from a financing entity to make available the non-federal share of the project costs must be documented.

5.0 LEGAL.

- a) Connection ordinance for wastewater management systems. The connection ordinance shall describe all existing wastewater conditions subject to mandatory connection.
- b) Pretreatment ordinance for wastewater systems. The pretreatment ordinances shall describe the conditions under which wastes may be discharged to the system.
- c) User charge or fee provisions for wastewater/stormwater management systems. Draft ordinance/resolution provisions shall describe the structure of rates, fees, and charges. It shall describe the conditions and process under which the schedule of rates, fees, and charges will be changed.

6.0 PUBLIC PARTICIPATION. Public participation shall be complete for the following activities:

- a) Selection of project sites to be acquired for the project.
- b) Establishment of ordinances/resolutions.
- c) Adoption of recommendations for wastewater/stormwater management options and reuse.
- d) Financial planning.

7.0 FUNDING LEVEL. The acceptance of any federal funds shall not be contingent upon the receipt of additional federal/state funds in subsequent appropriations.